

WILLIAMSBURG POTTERY FACTORY, INC.

Lightfoot, Virginia 23090
5 MILES WEST OF WILLIAMSBURG, ROUTE 60

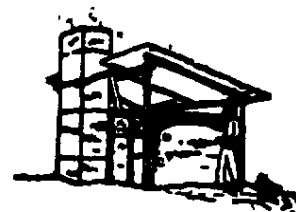
757-564-3326

TELEX 823459

CABLE ADDRESS POTSHOP

FAX 757-564-8241

January 25, 2002



SALTING THE KILN

HAND-CARVED COBALT
SALT GLAZE
CIRCA-1750

Mr. J. Mark Carter
Assistant to the County Administrator
County of York
224 Ballard Street
P. O. Box 532
Yorktown, VA 23690-0532

Re: Ranger Rick's Driving Range
UP-587-02

Dear Mr. Carter,

The Williamsburg Pottery Factory, Inc. has begun the process of leasing some of its substantial land holdings along the north side of Lightfoot Road between the railroad tracks and the interstate to interested commercial parties. Some of this land will be used for Pottery projects, while other parcels will be leased in a manner similar to Miller Mart, Casey Toyota and the Shoppes containing the Post Office along Richmond Road at Lightfoot in York County. These properties are leased for varying lengths of time, however, the Pottery intends to maintain complete ownership of the land.

Leasing the land, rather than selling it, allows the mix of uses to be easily changed to meet market conditions. The proposed Ranger Rick's Driving Range is our first parcel to be leased along Lightfoot Road. We anticipate the facility to be there from 6 to 15 years before the use of the land is upgraded. We are requesting that you approve a plan for the perimeter buffers of this leased parcel that recognizes that this use is not permanent. Because the Pottery owns all the property around Ranger Rick's (with the exception of the parcel to the southwest kept by the Pettitt family), we will be able to plan for the buffers as part of future development as it occurs.

We ask that the buffers be reduced from 100 feet to 25 feet and that landscaping not be required to be planted until building permits are issued for the development on adjoining properties. In this way, buffers would be installed when and if needed, and they could be more effectively structured and planted to reduce the impacts on the known adjacent use. We ask that the buffers be planted only where uses adjoin, and not along the entire length of a side. We suggest that the planting in the buffers be as recommended by the planning staff, and that these plants be installed within 90 days of the issuance of a building permit for the adjoining property.

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January 23, 2002

Via First Class Mail

Attorney Work Product **Privileged and Confidential**

Mr. J. Mark Carter
Assistant to the County Administrator
Office of Community Relations & Service Improvement
224 Ballard Street
Post Office Box 532
Yorktown, Virginia 23690-0532

Re: Ranger Rick's Driving Range
301 Lightfoot Road
Application # UP-587-02
Our File: 041799.12

Dear Mark:

We have received copies of the development plan for Ranger Rick's Driving Range and have spoken to the owners and developers at length about their proposed operations, including the County's requirements for a buffer between our property and the property to be used for this new operation.

We have no objections to the planned development and think that it will be a wonderful addition to the Lightfoot Road corridor. We will, however, continue to work with the owners and developers, both now and in the future, to ensure that none of the golf balls from the driving range enter onto our property. At present, we are satisfied that the proposed 25 foot planted buffer has been adequately designed to prevent golf balls from entering onto our property.

Again, we have no objections to your granting a waiver of the buffer requirements, and we hope that you will do so. If you have any questions or need any further information, please do not hesitate to call.

Sincerely,

PATTEN, WORNOM, HATTEN & DIAMONSTEIN, L.C.

Patrick R. Pettitt

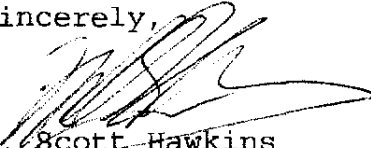
cc: Williamsburg Pottery Factory, Inc.
The Pettitt Family
Robert J. Singley

Mr. J. Mark Carter

January 25, 2002
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I thank you for your consideration of this request. I do plan to attend the Board of Supervisors Public Hearing on this in February and will be available to answer questions at that time. If either you, or the Supervisors have any questions of me prior to the hearing I may be reached at 880-8282.

Sincerely,



M. Scott Hawkins
President

cc: Robert Singley, RJS, Inc.
Rich Costello, AES
Rick Newburg, Ranger Rick's
Joseph F. Phillips, Phillips & Bartlett